

BOARD OF APPEAL

AUGUST 23, 1979

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MEMORANDUM

August 23, 1979

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 8/28/79

Z-4474
4th Northern Rose Realty Trust
30 Hancock Street, Boston
near Derne Street

Four-story structure

District(s):	apartment <u>H-2-65</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: to change occupancy from rooming house to six apartments; to erect addition on roof.

Violation(s):

SectionRequiredProposed

- 15-1. Floor area ratio is excessive.
- 16-1. Height of building is excessive.
- 17-1. Open space is insufficient.

Structure has been fire damaged. Proposed occupancy consistent with neighborhood. Roof deck area will alleviate open space deficiency. Recommend approval.

VOTED: In reference to petition Z-4474, brought by 4th Northern Rose Realty Trust, 30 Hancock Street, Boston, for three variances for change of occupancy from rooming house to six apartments in an Apartment (H-2-65) District, the Boston Redevelopment Authority recommends approval. Proposed occupancy consistent with neighborhood. Roof deck area will alleviate open space deficiency.



Board of Appeal Referrals 8/23/79

Hearing: 9/11/79

Z-4496

Creative Development Inc.
100(R) Kemble Street, Roxbury
near Magazine Street

Two-story masonry structure

District(s):	apartment_____	general business_____	industrial <u>I-2</u>
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: to use premises to recycle materials.

Violation(s):

SectionRequiredProposed

8-7. Outdoor storage, recycling and compaction of junk, scrap, paper, rags, unrepared or uncleaned containers or other salvage articles is conditional in an I-2 District.

Area is predominantly industrial. It is proposed to recycle and compact metal and cardboard for resale purposes. Other materials collected in the process would be removed daily. Recommend approval with provisos.

VOTED: In reference to Petition Z-4496, brought by Creative Development Inc., 100(R) Kemble Street, Roxbury, for a conditional use to use premises to recycle materials in an Industrial (I-2) District, the Boston Redevelopment Authority recommends approval with the following provisos: that all materials other than metal and cardboard be removed from the premises daily; that the street be maintained free of debris at all times; that rodent control be provided.



Z-4496 4

100(R) KEMBLE ST
(B.P.R)

PARKING AREA

WILLIAM
EUSTIS
PLAYGROUND

SAMUEL B. MANN
E.L. SCHOOL

ST PATRICKS
RC CHURCH

Board of Appeal Referrals 8/23/79

Hearing: 9/18/79

Z-4502
Whitney L. and Susan M. Scott
83 Elm Street, Jamaica Plain
at Greenough Avenue

Two and one-half-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: continue use - pre-school, private elementary school and one family dwelling.

Violation(s):

Section

Required

Proposed

8-7. Nursery school and kindergarten are conditional in an R-.5 District.

School has been inoperation for two years and has community support. Recommend approval with proviso.

VOTED: In reference to Petition Z-4502, brought by Whitney L. and Susan M. Scott, 83 Elm Street, Jamaica Plain, for a conditional use to continue occupancy of pre-school, private elementary school and one family dwelling in a Residential (R-.5) District, the Boston Redevelopment Authority recommends approval provided the provisos indicated in Board of Appeal decision #3924 remain in effect.



Z-4502
83 ELM STREET
J.P.A.

Board of Appeal Referrals 8/23/79

Hearing: 9/18/79

Z-4510
Charlie's Auto Center, Inc.
1200 Hyde Park Avenue, Hyde Park
at Clay Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: to change occupancy from gas station and outdoor display of used cars to repair shop-auto body garage and outdoor display of used cars; to erect one-story addition.

Violation(s):

Section

Required

Proposed

8-6. Addition to conditional use requires Board of Appeal hearing.

Use has been in existence approximately two years. Addition of third working bay will eliminate exterior work and also allow petitioner to compete with similar auto service facilities in the immediate area. Little City Hall has no objection. Recommend approval with proviso.

VOTED: Inconnection with Petition Z-4510, brought by Charie's Auto Center, Inc., 1200 Hyde Park Avenue, Hyde Park for a conditional use for change of occupancy from gas station and outdoor display of used cars to repair shop-auto body garage and outdoor display of used cars in a Local Business (L-.5) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

Z-4510
1200 HYDE PARK AVE.
(H. P.)



Board of Appeal Referrals 8/23/79

Hearing: 8/28/79

Z-4516
Jamaica Plain Post #76 A. L. Inc.
280 South Street, Jamaica Plain
at St. Ann Street

Approximately 20,000 square feet vacant land

District(s): apartment _____ general business _____ industrial _____
residential R-.5 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: to combine lots; to erect two-story structure for veterans' post.

Violation(s): Section	Required	Proposed
8-7. Private club is forbidden in an R-.5 District.		
18-1. Front yard is insufficient.	25 ft.	15 ft.
20-1. Rear yard is insufficient.	40 ft.	10 ft.

Site is inappropriate. Use is not compatible with this residential community. Residents have expressed strong opposition with emphasis on traffic and liquor.
Recommend denial.

VOTED: In reference to Petition Z-4516, brought by Jamaica Plain Post #76 A. L. Inc., 280 South Street, Jamaica Plain, for a forbidden use and two variances to combine lots and erect a two-story veterans' post structure in a Residential (R-.5) District, the Boston Redevelopment Authority recommends denial. Site is inappropriate. Use is not compatible with this residential community. Residents have expressed strong opposition with emphasis on traffic and liquor.



2-4516
280 SOUTH ST.
(J.P.)

Board of Appeal Referrals 8/23/79

Hearing: 9/11/79

Z-4517
Mario Nicosia
257 West Newton Street, Boston
near St. Botolph Street

Three-story structure

District(s): apartment H-2 general business industrial
 residential local business waterfront
 single family manufacturing

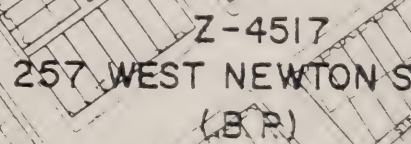
Purpose: to change occupancy from two apartments and lodging house to
real estate office.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Real estate office is forbidden in an H-2 District.		

Proposal is consistent with existing commercial uses adjacent to it in this mixed residential-local business area. Little City Hall has no objection.
Recommend approval.

VOTED: In reference to Petition Z-4517, brought by Mario Nicosia, 257 West Newton Street, Boston, for a forbidden use for change of occupancy from two apartments and lodging house to real estate office in an Apartment (H-2) District, the Boston Redevelopment Authority recommends approval. Proposal is consistent with existing commercial uses adjacent to it in this mixed residential-local business area.



Board of Appeal Referrals 8/23/79

Hearing: 8/28/79

Z-4518
 Jewish Memorial Hospital
 59 Townsend Street, Roxbury
 near Walnut Avenue

Hospital complex

District(s): apartment _____ general business _____ industrial _____
 residential R-.8 _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: to erect four-story addition to hospital.

Violation(s):

SectionRequiredProposed

9-1. Extension of a non-conforming use requires Board
 of Appeal hearing.

16-1. Height of building is excessive.

3 stories
 35 ft.

4 stories
 50 ft.

This chronic disease hospital has occupied site for many years. Addition,
 of fireproof construction, will replace two obsolete frame structures.
 Topography prevents compliance with height requirement. Recommend approval.

VOTED: In reference to Petition Z-4518, brought by Jewish
 Memorial Hospital, 59 Townsend Street, Roxbury, for
 extension of a non-conforming use and a variance to
 erect a four-story addition to a hospital in a Resi-
 dential (R-.8) District, the Boston Redevelopment
 Authority recommends approval. Addition will improve
 facility. No neighborhood impact.



HORATIO
HARRIS
PARK

Z-4518
59 TOWNSEND ST.
(ROX.)

MAYFAIR STREET

KENSINGTON STREET

CLARENDON STREET

BRANTON STREET

CODMAN STREET

TOWNSEND STREET

CORLIES STREET

JACKSON STREET

NOTCH STREET

DANVILLE STREET

HARRISHOF STREET

HALEY STREET

DENNISON STREET

CARDINGTON STREET

DUNFORD STREET

WALNUT STREET

WESTMINSTER AVENUE

Board of Appeal Referrals 8/23/79

Hearing: 9/11/79

Z-4519-4520
George E. Carroll
143-151 and 163 Lamartine Street
and 20-22 Danforth Street, Jamaica Plain

Vacant land 6372 sf. and 10,656 sf.

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: to erect two-story restaurant structure; to use premises for
auxillary parking

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Restaurant providing entertainment and function rooms is forbidden in an R-.8 District.		
8-7. Parking lot is forbidden in an R-.8 District.		
15-1. Floor area ratio is excessive.	1.0	2.0
18-1. Front yard is insufficient.	25 ft.	0
18-4. Front yard is insufficient.	25 ft.	0
19-1. Side yard is insufficient.	10 ft.	0
19-6. Side yard is insufficient.	10 ft.	0
18-3. Corner traffic visibility is insufficient.		
23-2. Off street parking is insufficient.	53 spaces	31 spaces
23-8. Off street parking not provided on same lot.		

Restaurant facility is inappropriate. Proposed parking lot not on same site has been recommended for residential use by a Southwest Corridor Project study. Residents have expressed opposition. Recommend denial.

VOTED: In reference to Petition Z-4519-4520, brought by George E. Carroll, 143-151 and 163 Lamartine Street and 20-22 Danforth Street, Jamaica Plain, for two forbidden uses and ten variances to erect a two-story restaurant structure and use premises for auxillary parking in Residential (R-.8) Distict and Local Business (L-1) District, the Boston Redevelopment Authority recommends denial. Restaurant facility is inappropriate. Proposed parking lot site has been recommended for residential use by a Southwest Corridor Project study. Residents have expressed opposition.



244519-20

143-151-163 LAMARTINE ST.

20-22 DANFORTH ST.

(J.P.)

Board of Appeal Referrals 8/23/79

Hearing: 8/28/79

Z-4528-4535
Adams Arboretum Trust
990-1020 Centre Street, Jamaica Plain
near Louders Lane

Eight frame structures

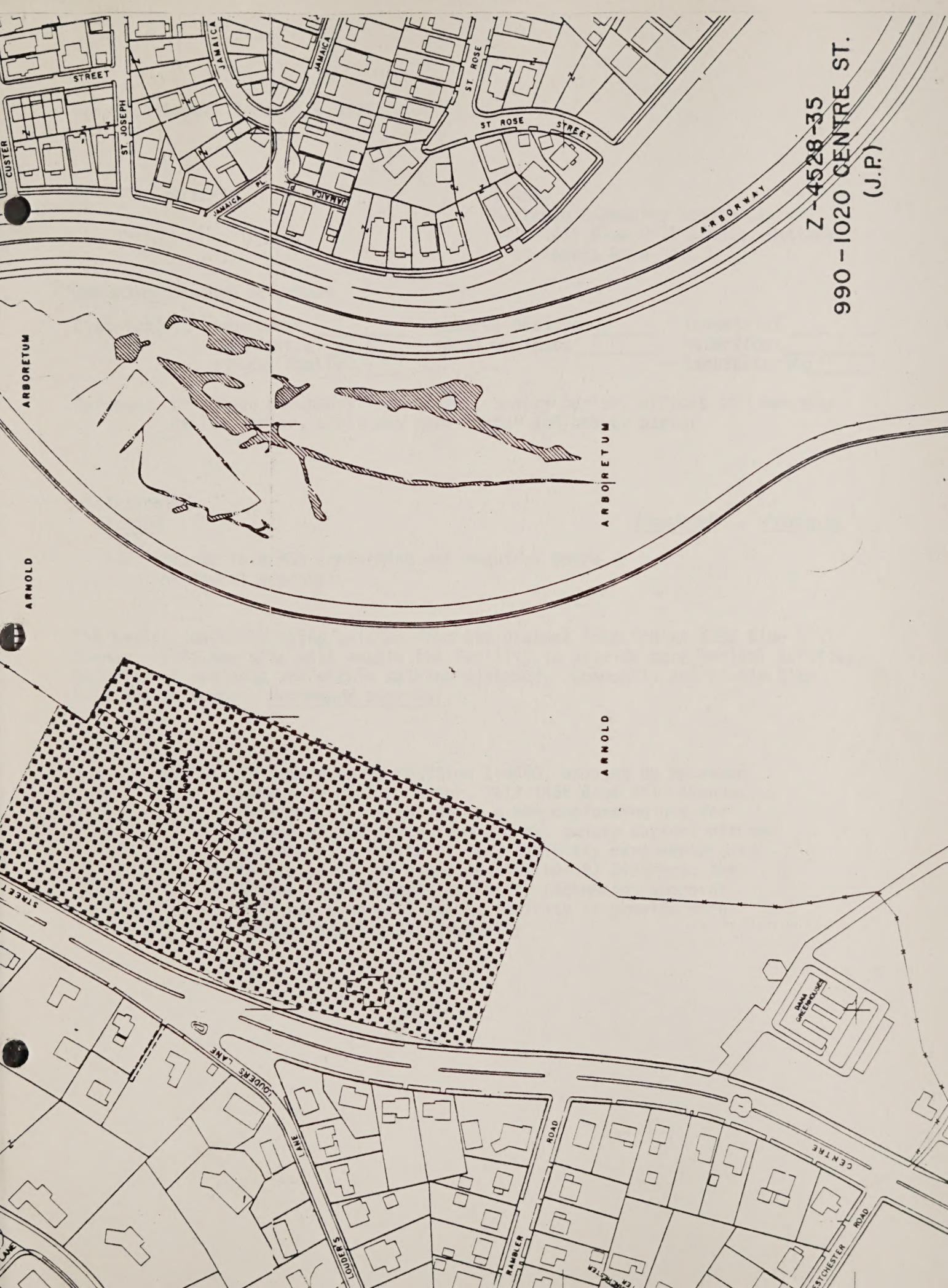
District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.3</u>		manufacturing_____

Purpose: to change occupancy of eight asylum structures to 9-3-1-3-3-14-7-5 apartments respectively; to erect one-story addition.

Violation(s):		
<u>Section</u>	<u>Required</u>	<u>Proposed</u>
9-2. Change in a non conforming use requires Board of Appeal hearing.		
14-5. Distance to rear of and between building is insufficient.		
18-1. Front yard is insufficient.		

Cluster of eight structures, formerly Nervine asylum complex, comprise a designated landmark. Exterior work and landscaping are being reviewed by the Landmark Commission on a progressive basis. Staff and community have reviewed plans. Recommend approval with proviso.

VOTED: In reference to Petitions Z-4528-4535, brought by Adams Arboretum Trust, 990-1020 Centre Street, Jamaica Plain, for change in non conforming use and seven variances for change of occupancy from asylum structures to residential apartment units in a Single Family (S-.3) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Z-4528-35
990-1020 CENTRE ST.
(J.P.)

Board of Appeal Referrals 8/23/79

Hearing: 9/11/79

Z-4540

Mattapan Community Health Center
 1419-1435 Blue Hill Avenue, Mattapan
 at Tennis Road

One-story masonry structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: to change occupancy from stores, beauty parlor, offices to community health center, adult day care center and beauty parlor.

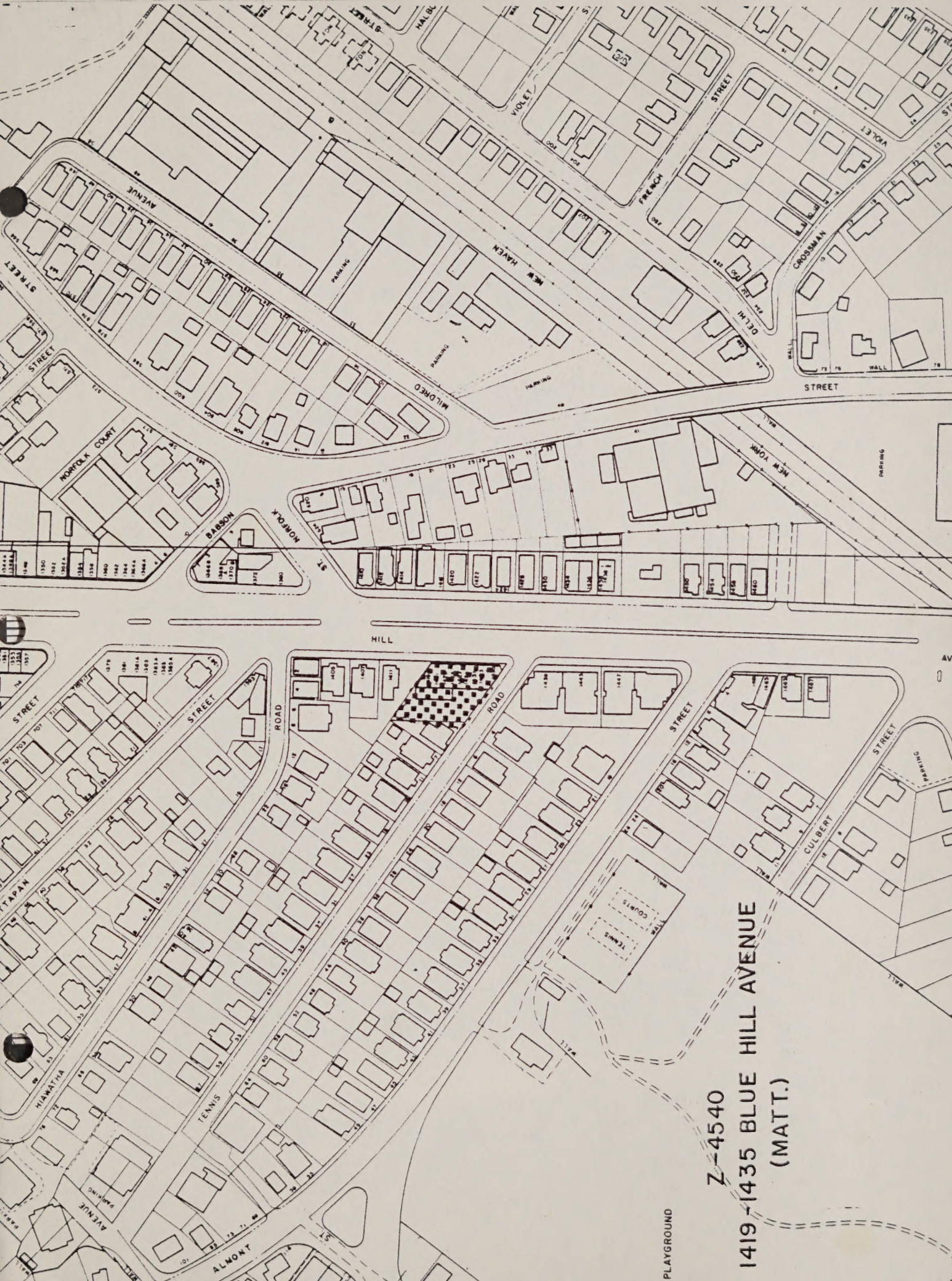
Violation(s):

SectionRequiredProposed

9-2. Change in a non conforming use requires Board of Appeal approval.

The health center is being evicted from its present location at 1295 Blue Hill Avenue. This new site will enable the facility to provide more medical services. Majority of patients are within walking distance. Community and Little City Hall are in favor. Recommend approval.

VOTED: In reference to Petition Z-4540, brought by Mattapan Community Health Center, 1419-1435 Blue Hill Avenue, Mattapan, for a change in a non conforming use for change of occupancy from stores, beauty parlor, offices to community health center, adult day care center and beauty parlor in a Residential (R-.8) District, the Boston Redevelopment Authority recommends approval. This new site will enable facility to provide more medical services to community.



Z-4540

1419-1435 BLUE HILL AVENUE

(MATT.)

PLAYGROUND